

EXHIBIT A - FINDINGS
DRC2014-00062 / CALIFORNIA STATE PARKS

CEQA Exemption

- A. California State Parks, as Lead Agency, issued a Categorical Exemption (Class 1 and Class 3) pursuant to CEQA Guidelines Section 15301 and 15303 because the project activities consist of the minor alteration of an existing public facility, involving negligible expansion of the use, and installation of small new facilities included as “modifications to existing facilities for handicap access”, “trail and road repairs” and “installation of kiosks, restrooms, interpretation signing or panels” in the Department of Park and Recreation’s list of exempt activities in accordance with CCR Section 15300.4. The county, as a Responsible Agency, has considered the exemption.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the proposed Oso Flaco Lake Day Use park improvements are allowed uses and as conditioned are consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the Oso Flaco Lake Day Use park improvements do not generate activity that presents a potential threat to the surrounding property and buildings.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the Oso Flaco Lake Day Use Park is an established use and the improvements are similar to, and will not conflict with, the existing and surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because access to the project is from Oso Flaco Lake Road, a County maintained road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is adjacent to the coast and will continue to provide access to the Coast and will not inhibit access to coastal waters and recreation areas.

Environmentally Sensitive Habitat

- H. There will be no significant negative impact on the identified sensitive habitat and the proposed uses will be consistent with the biological continuance of the habitat because

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development will occur entirely within an existing parking lot area that serves the Oso Flaco Lake Natural Area.

- I. The proposed uses will not significantly disrupt the habitat because development will not occur in any new areas and will not result in the expansion of the existing use.

Sensitive Resource Area

- J. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed project will limit development to the existing Oso Flaco Lake parking lot and Day Use Area. No development or improvements, including the staging of equipment, will occur in the adjacent wetland area that is the basis for the Sensitive Resource Area designation.
- K. Natural features and topography have been considered in the design and siting of all proposed physical improvements because the proposed project will occur in an already disturbed parking lot and on the existing Oso Flaco Lake Road. The project includes 40 cubic yards of site disturbance (soil movement) that will all be within the existing parking lot area and along Oso Flaco Lake Road as well as repaving Oso Flaco Lake Road.
- L. The proposed clearing of topsoil and trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource. The applicant will avoid removal and/or trimming of the adjacent Willow trees to the greatest extent feasible to locate the proposed shade structure and picnic tables within the existing parking and allow for the ADA parking spaces. The Willow trees are not within the sensitive resource area and their removal will not impact the adjacent sensitive resource and its habitats.
- M. The soil and subsoil conditions are suitable for any proposed excavation. Site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff because the project is proposed in an existing parking lot where the site surface has already been designed to prevent soil erosion and sedimentation through undue surface runoff. The proposed project includes a new shade shelter with picnic tables, kiosk/pay station/fee collection building and two new pre-fabricated restrooms, the site already has drainage improvements in place that will prevent potential soil erosion and sedimentation with the addition of these structures.

Wetland

- N. The proposed project is ancillary and will directly support the Oso Flaco Natural Area, considered a passive recreational and visitor-serving use; therefore locating development within the 100 foot required wetland setback buffer is allowable. The project will not result in any adverse environmental effects on the adjacent sensitive resource because development will occur completely within the existing and disturbed parking lot area.

Agriculture

- O. The project site is located within the Agriculture land use category adjacent to agricultural uses. The proposed project will occur entirely within an existing parking area

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that serves the Oso Flaco Lake Natural Area. No agricultural land will be converted as a result of this project; therefore prime soils will not be impacted or converted. The proposed use will not conflict with the surrounding agricultural lands and uses because the Oso Flaco Lake Natural Area is an existing and established use.